



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 6, 2012
1202-PUD-02
Exhibit 1

Petition Number: 1202-PUD-02

Subject Site Address: Generally located on the north and south side of 156th Street, east of Monon Trail.

Petitioner: Pulte Homes of Indiana, LLC.

Representative: David Compton, Vice President of Land Acquisition

Request: Pulte Homes requests an amendment to the Valley View section of the Viking Meadows PUD.

Current Zoning: Viking Meadows PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 17 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Viking Meadows PUD (original) (Ord. 04-22), Approved June 14, 2004.
4. Viking Meadows PUD Amendment (Ord. 10-30), Approved December 13, 2010.
5. Petitioner's Proposal

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the January 23, 2012 City Council meeting and is scheduled to receive a public hearing at the February 6, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Amendments to PUD ordinances are required to be considered at a public hearing. The public hearing for this petition will be held on February 6, 2012 at the APC meeting.
 - Notice of the February 6, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the February 21, 2012 APC meeting.
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Project Overview

Project Location

The subject property is located on approximately 17 acres on the north and south side of 156th Street, east of the Monon Trail. The affected lots in the “Valley View” section of Viking Meadows are lots 1, 6, 8, 10, 12, 13, 21, 26, 31, 32, 33, and 34.

Project Description

The proposed amendment would modify architectural standards for Parcels C and D within the Original Viking Meadows PUD Ordinance 04-22 (the “Original PUD”) for the lots listed above. The Original PUD lists specific standards for roof pitch which includes a minimum of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). The amendment would modify roof pitch standards to accommodate homes with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the Economic and Community Development Department (the “Department”) will determine which homes are classified as having a historical architectural style and permitted to have an alternative roof pitch.

Summary of Proposed Architectural Standards

Roof Pitch

The Original PUD currently allows roof ridgeline and masonry requirement modifications if the home qualifies as a historical architectural style. The Department has the authority to determine which house plan qualifies as a historical architectural style. As proposed, roof pitch standards can also be modified according to the same procedure for modifications to ridgeline and masonry requirements.

Miscellaneous

The Original PUD required landscaping and exterior color plans to be approved by the New Construction Committee (NCC) prior to construction. The proposed amendment requires the plans to be approved by the Department prior to construction.

The Original PUD permitted asphalt driveways if approved by the NCC. The proposed amendment requires concrete for all driveways.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674-6599 or rclark@westfield.in.gov.